



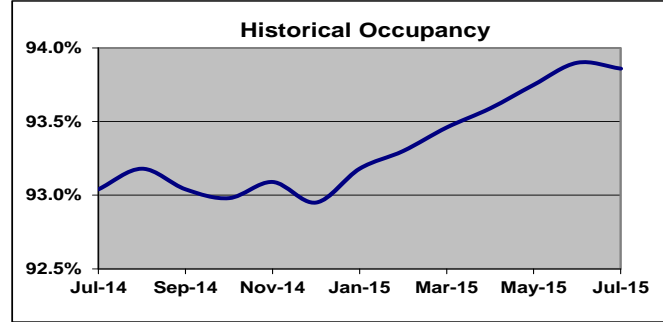
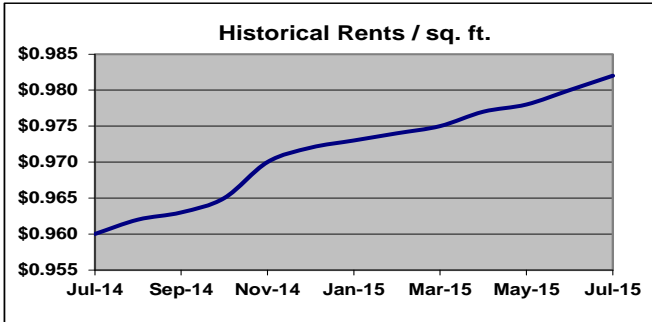
Dallas/Ft. Worth Apartment Market Update

A resource from Oconnordata.com

Edited by Holly Kelch

www.oconnordata.com

July 2015



Market Summary

- Key metrics for the **Dallas/Fort Worth** area multifamily sector recorded significant changes both over the month and over the year.
- Over the month all the classes recorded both upward and downward trends in terms of occupancy. Class A properties recorded an increase of 0.02% over previous month. On a year-over-year basis Class A properties recorded an increase of 1.10%. The largest annual increase was noted for Class D properties with an increase of 1.24%.
- The average rental rate per square foot continued to increase marginally on a monthly basis for individual classes. Class A properties reported an increase of \$0.001 per square foot over the last month. The largest monthly increase was noted for Class C and class D properties, an increase of \$0.003 per square foot respectively. On a yearly basis Class A reported an increase of \$0.018 per square foot. The largest annual increase was noted for Class C properties, an increase of \$0.025 per square foot.
- The average rental rate per unit for all classes recorded significant changes both over the month and over the year. Class A properties recorded an increase of \$0.51 per unit over the month; to close at \$1,097 per unit. On a yearly basis, Class A properties reported an increase of \$13.76 per unit. The largest annual increase was noted for Class C properties; the average went up by \$19.56 per unit.
- 15,353 units are in the construction pipeline, spread over 51 projects. 11.94% of the pipeline is currently pre-leasing.

Dallas Apartment Market Key Metrics					
Occupancy	93.86%	Rent / Unit	\$837.10	Rent / SF	\$0.982
Monthly Change	-0.04%	Monthly Change	+\$1.44	Monthly Change	+\$0.002
Annual Change	+0.82%	Annual Change	+\$17.70	Annual Change	+\$0.022

Absorption in **Dallas** for July 2015 was positive (38), bringing the annual total to a positive 8,435 units. 4,738 units are in the planning stage.

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